



Brecon Way | | Bedford | MK41 8DF

Price Guide £730,000

LEPORE  
Co

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LEPORE & co are delighted to offer for sale an EXTENDED well proportioned and beautifully maintained Five bedroom Detached FAMILY home ideally situated in the highly regarded area known as PUTNOE.

The main highlights include hall way, 20ft Lounge, 13ft Dining room, 13ft Kitchen/breakfast room, study, downstairs WC, utility room, 19ft Conservatory, Master bedroom with Ensuite, Family bathroom, sizeable rear garden, TRIPLE length Garage and ample parking for several vehicles. All local amenities are conveniently positioned with MOWSBURY and the Victorian BEDFORD park both a short walk away. To fully appreciate this WONDERFUL property an internal and external viewing is STRONGLY ADVISED. Call to view.

- EXTENDED
- SIZEABLE HALL WAY
- 19ft CONSERVATORY
- DINING ROOM
- MASTER BEDROOM WITH ENSUITE
- 5 BEDROOM DETACHED
- 20ft LOUNGE
- STUDY / UTILITY ROOM AND WC
- KITCHEN / BREAKFAST ROOM
- TRIPLE LENGTH GARAGE

### ENTRANCE HALL

14'2" x 11'10" (4.32m x 3.61m)

Double glazed door to front, laid to part tiled and wood flooring, under stairs recess, doors to main rooms, stairs to first floor.

### CLOAKROOM / WC

4'11" x 3'9" (1.50m x 1.14m)

Two piece suite comprising low level WC, vanity wash hand basin, tiled flooring, double glazed window to side.

### STUDY

9'3" x 6'2" (2.82m x 1.88m)

Double glazed window to front, wood flooring.

### LOUNGE

20' x 12' (6.10m x 3.66m)

Double glazed bay window to front, electric coal effect fire with stone hearth and surround, wood flooring, double glazed French doors leading to

### CONSERVATORY

19' x 9'8" (5.79m x 2.95m)

Brick and double glazed construction, French doors to rear, and further French doors to



A beautifully maintained 5 bedroom extended family home offering excellent accommodation throughout and wonderful outside space to entertain friends and family with superb parking for several vehicles at the front ideally situated in the highly regarded area known as Putnoe.



#### DINING ROOM

13'5 x 9'7 (4.09m x 2.92m)

French doors, wood flooring, serving hatch to

#### KITCHEN / BREAKFAST ROOM

13'8 x 13'4 (4.17m x 4.06m)

Built in double oven with cupboards over and under, fitted hob with extractor hood over and drawers under, base and wall mounted units, plumbing for washing machine and dish washer, tiled flooring, heated towel rail, double glazed window to rear, door to

#### LOBBY / INNER HALL

Double glazed door to side and garage with further door leading to

#### UTILITY ROOM

13' x 9'8 (3.96m x 2.95m)

Base and wall mounted units, wall mounted boiler, double glazed window to side and rear.

#### LANDING

Double glazed window to front, access to loft void, doors to main rooms.

#### MASTER BEDROOM

13' x 12'11 (3.96m x 3.94m)

Double glazed window to rear, a range of fitted wardrobes and drawers.

#### ENSUITE

9'11 x 7'2 (3.02m x 2.18m )

Three piece suite comprising low level WC, pedestal wash hand basin, shower, double glazed window to front.

#### BEDROOM 2

12'7 x 11'11 (3.84m x 3.63m)

Double glazed window to rear, fitted wardrobes and drawers.

#### BEDROOM 3

13'5 x 9'7 (4.09m x 2.92m )

Double glazed window to rear, fitted wardrobes and drawers.

#### BEDROOM 4

9'6 x 9'2 (2.90m x 2.79m)

Double glazed window to rear.

#### BEDROOM 5

8'8 X 7'1

Double glazed window to front.

#### BATHROOM

9'11 x 7'1 (3.02m x 2.16m)

Three piece suite comprising bath, with wall mounted shower, pedestal wash hand basin, low level WC, tiled flooring, double glazed window to front airing cupboard housing hot water cylinder.

#### FRONT GARDEN

Monoblock driveway part laid to gravel providing parking for several vehicles, gated side access, brick wall surround.

#### REAR GARDEN.

Patio area, laid to lawn, mature trees and shrubs, flower and shrub borders, wood panel fence surround, water tap, gated side access, graveled area.

#### TRIPLE LENGTH GARAGE

36'10 x 9'2 (11.23m x 2.79m )

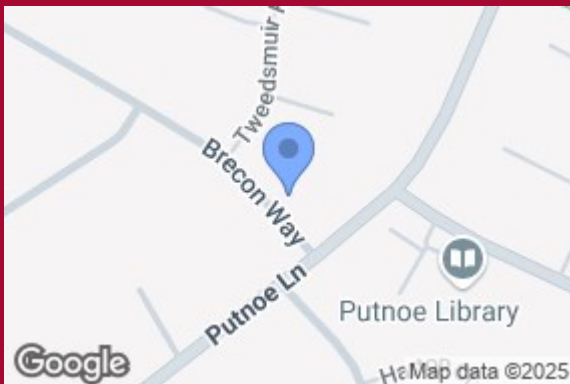
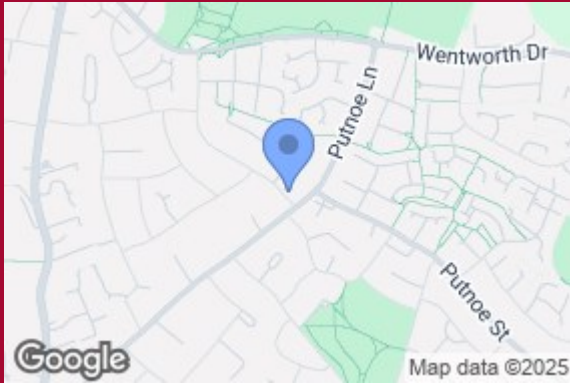
Electronic up and over style door with power and lighting.

#### TENURE

FREEHOLD

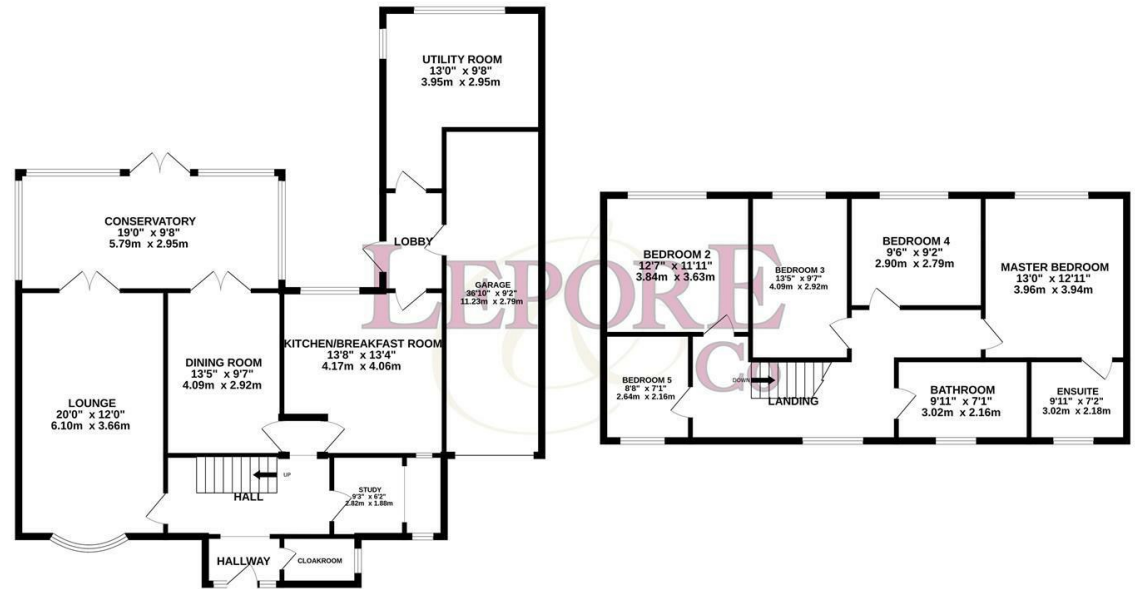
#### TAX BAND

F



GROUND FLOOR  
1350 sq.ft. (125.4 sq.m.) approx.

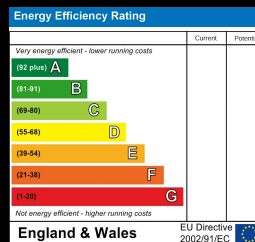
1ST FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA: 2206 sq.ft. (205.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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